

**ZB# 00-31**

**William Kelly**

**51-1-76.1**

Prelim.

June 26, 2000.

Photos/Deed.

Public Hearing:

Sept. 11, 2000.

Area Variance

Granted

Pl 198.50

Imp.

#00-31 - Kelly, William

Area.

51-1-76.1







APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Kelly, Wm.  
\_\_\_\_\_  
\_\_\_\_\_

FILE# 00-31.

RESIDENTIAL: \$50.00  
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE \_\_\_\_\_

APPLICATION FOR VARIANCE FEE ..... \$ 50.00

*paid ck# 716  
7/31/00*

ESCROW DEPOSIT FOR CONSULTANT FEES ..... \$ 300.00

*paid ck. # 715  
7/31/00.*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 6/26/00-4 \$ 18.00  
2ND PRELIMINARY- PER PAGE 9/11/00-3 \$ 13.50  
3RD PRELIMINARY- PER PAGE ..... \$ \_\_\_\_\_  
PUBLIC HEARING - PER PAGE ..... \$ \_\_\_\_\_  
PUBLIC HEARING (CONT'D) PER PAGE ..... \$ \_\_\_\_\_  
TOTAL ..... \$ 31.50

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 6/26/00 ..... \$ 35.00  
2ND PRELIM. 9/11/00 ..... \$ 35.00  
3RD PRELIM. .... \$ \_\_\_\_\_  
PUBLIC HEARING. .... \$ \_\_\_\_\_  
PUBLIC HEARING (CONT'D) ..... \$ \_\_\_\_\_  
TOTAL ..... \$ 70.00

MISC. CHARGES:


..... \$ \_\_\_\_\_  
TOTAL ..... \$ 101.50


LESS ESCROW DEPOSIT ..... \$ 300.00  
(ADDL. CHARGES DUE) ..... \$ \_\_\_\_\_  
REFUND DUE TO APPLICANT .. \$ 198.50

50-7131/2219 716

**WILLIAM KELLY**  
P.O. BOX 346  
BLOOMING GROVE, NY 10914-0346

Date 7/30/11

Pay to the Order of Town of New Windsor \$ 50 -  
fifty or \_\_\_\_\_ Dollars 

 **WALDEN SAVINGS BANK**  
Washingtonville Office  
P.O. Box 263  
131 East Main St., Washingtonville, NY 10992

For ZBA #00-31 William Kelly MP


⑆221971316⑆06 03 044758⑆ 0716


© Clarke American GUARDIAN SAFETY YELLOW WYE

50-7131/2219 715

**WILLIAM KELLY**  
P.O. BOX 346  
BLOOMING GROVE, NY 10914-0346

Date 7/30/11

Pay to the Order of Town of New Windsor \$ 300 -  
three hundred or \_\_\_\_\_ Dollars 

 **WALDEN SAVINGS BANK**  
Washingtonville Office  
P.O. Box 263  
131 East Main St., Washingtonville, NY 10992

For ZBA #00-31 William Kelly MP

⑆221971316⑆06 03 044758⑆ 0715

© Clarke American GUARDIAN SAFETY YELLOW WYE

-----X  
In the Matter of the Application of

**WILLIAM KELLY**

**MEMORANDUM OF  
DECISION GRANTING  
AREA VARIANCE**

#00-31.  
-----X

**WHEREAS, WILLIAM KELLY**, residing at 242 Beattie Road, Rock Tavern, N. Y. 12575, has made application before the Zoning Board of Appeals for a 20.3 ft. front yard variance for a private driveway located off Beattie Road at above address in an R-1 zone; and

**WHEREAS**, a public hearing was held on the 11th day of September, 2000 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, Daniel Yanosh, L.S. appeared on behalf of this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in opposition to this Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property consisting of a one-family home located in a neighborhood containing one-family homes.

(b) The Applicant seeks to subdivide this property creating two residential lots.

(c) With the location of what is commonly but erroneously referred to as a common driveway, the Lot #2 which is created will have frontage on the private road and that frontage will be inadequate to the Town Code.

(d) The subdivision, if permitted, would create lots of similar size to the lots for the

one-family homes in the neighborhood.

- (e) The proposed driveway/private road would not be constructed on the top of any water or sewer easements, septic systems or wells.
- (f) Both lots in the proposed two-lot subdivision will utilize the private road.
- (g) The proposed roadway will not create any water drainage problems or divert the flow of water onto neighboring properties.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variance requested is substantial in relation to the Town regulations but nevertheless is warranted for the reasons listed above.
4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance.

**NOW, THEREFORE, BE IT**

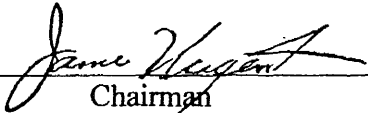
**RESOLVED,** that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 20.3 ft. front yard variance for a private driveway located off Beattie Road in an R-1 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and

presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: November 13, 2000.

  
Chairman

Date ..... 9/18/00 ....., 19.....

# TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553**

TO William Kelly DR.  
P.O. Box 346, Blooming Grove, N.Y. 10914

DATE \_\_\_\_\_

**CLAIMED**

**ALLOWED**

[illegible]

Date 9/13/10, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO ..... Frances Roth ..... DR.

168 N. Drury Lane  
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
9/11/10		Zoning Board Mtg	75.00	
		Misc 1		
		Sleepy - 3		
		Sandcastle - 2		
		Calvet - 4		
		Evans - 4		
		Moore - 3		
		Hmsinger - 3		
		Kelly - 3 13.50		
		Pearson - 2		
		Schlesinger - 8		
		Lehman - 2	157.50	
		35	232.50	

KELLY, WILLIAM

Mr. Daniel Yanosh appeared before the board for this proposal.

MR. TORLEY: Request for 20.3 ft. Front yard variance for private driveway located off Beattie Road in an R-1 zone. Is there anyone in the audience besides the applicant with regard to this matter? Let the record show that there's no one in the audience that wishes to speak on this.

MR. YANOSH: Mr. Kelly is the owner of this property, R-1 zone on Beattie Road, proposes two lot residential subdivision, existing house on the front lot, new house on lot number 2 in the back and once we allowed for the 50 foot wide strip for the private road to go to the back lot, it was determined that the front yard or side yard turns into a front yard because that now becomes a private road so the frontage there along that private road is 24.7 feet and zoning calls for 45 feet, so we need a variance of 20.3 feet being now classified as front yard.

MR. KRIEGER: Front house is existing already?

MR. YANOSH: Yes.

MR. KRIEGER: There would be no change in that?

MR. YANOSH: No change.

MS. CORSETTI: We did send out 26 letters on August 2 on this particular one and I haven't received anything back.

MR. REIS: Do you have another map we can take a look at?

MR. TORLEY: This is being considered as a private driveway or road?

MR. BABCOCK: Private road.

MR. KRIEGER: There's no such thing as a private



driveway anymore.

MR. BABCOCK: We went through the planning board and basically were just about ready to get an approval on this project and we kind of tripped on this setback.

MR. YANOSH: Mr. Anderson who lives next door had his a few years ago, he had no problem, it slid through so we're asking now.

MR. KRIEGER: Consistent with other lots in the area?

MR. YANOSH: Everything would be consistent, sure, lot size is, the Wagner Drive subdivision is across the street, it was built a couple years ago, they're all about the same size lots, Mr. Anderson had done the same thing next to him to the east I guess it is that way.

MR. KRIEGER: And this private road and/or driveway would not be constructed on the top of any water or sewer easements?

MR. YANOSH: No.

MR. KRIEGER: Septic systems, wells?

MR. YANOSH: Correct, septic in the back for this one here, we kept everything, that's one reason why we used that side because the existing well is on the front on the other side, we still would have the same thing, the house is built almost smack dab in the middle of the property.

MR. REIS: Are you both going to utilize the private road?

MR. YANOSH: Yes, well, once it's constructed that's a requirement of the Town, eliminate the other one and come in with the new one.

MR. MC DONALD: Hasn't created any drainage problems by this new road being built?

MR. YANOSH: No, it won't, no.

MR. MC DONALD: Water won't be flowing on somebody else's property?

MR. YANOSH: No.

MR. TORLEY: Stone surface, not blacktop?

MR. YANOSH: Correct, I think I don't know what Mark had me do for the driveway, just a stone driveway is all we really needed. It's going to have a double surfaced treatment on it, it's going to be tar and chip. There won't be any dust. Mr. Kelly does live in the front hours right now.

MR. REIS: Accept a motion?

MR. TORLEY: Yes.

MR. REIS: Make a motion that we pass Mr. Kelly's request for his requested variance.

MR. MC DONALD: Second it.

ROLL CALL

MR. MC DONALD	AYE
MR. REIS	AYE
MR. NUGENT	AYE
MR. TORLEY	AYE

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

Prelim.  
June 26th -  
7:30 pm.  
#00-31

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 99-26

DATE: 6-7-00

APPLICANT: WILLIAM KELLY

P.O. BOX 346

BLOOMING GROVE NY 10914

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 9-27-99

FOR (SUBDIVISION - ~~SITE PLAN~~)

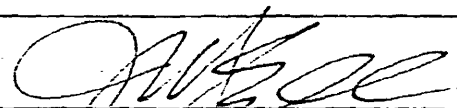
LOCATED AT BEATTIE RD.

ZONE R-1

DESCRIPTION OF EXISTING SITE: SEC: 51 BLOCK: 1 LOT: 76.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

FRONT YARD VARIANCE REQ'D.

  
MICHAEL BABCOCK, MARK J EDGALL P.E.  
BUILDING INSPECTOR

\*\*\*\*\*

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u> <u>LOT #1</u>	<u>VARIANCE REQUEST</u>
ZONE	<u>R-1</u>	USE <u>SFR</u>	
MIN. LOT AREA	<u>43 560 sf</u>	<u>78 678</u>	<u>—</u>
MIN. LOT WIDTH	<u>125 ft</u>	<u>150.88</u>	<u>—</u>
REQ'D FRONT YD	<u>45 ft.</u>	<u>137.8 &amp; 24.7</u>	<u>20.3</u>
REQ'D SIDE YD.	<u>20 ft.</u>	<u>77.3</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>40 ft.</u>	<u>N/A</u>	<u>—</u>
REQ'D REAR YD.	<u>50 ft.</u>	<u>220 ft.</u>	<u>—</u>
REQ'D FRONTAGE	<u>70 ft.</u>	<u>543+</u>	<u>—</u>
MAX. BLDG. HT.	<u>35 ft.</u>	<u>15 ft.</u>	<u>—</u>
FLOOR AREA RATIO	<u>N/A</u>	<u>—</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>10 %</u>	<u>1.3 %</u>	<u>— %</u>
O/S PARKING SPACES	<u>—</u>	<u>—</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

CORRESPONDENCEKELLY SUBDIVISION (99-26)

MR. PETRO: This is a side yard requirement for lot number 1.

MR. EDSALL: I can explain it really quickly, maybe we can get a referral. This is an item that was identified during the workshop, unfortunately wasn't brought to your attention earlier. The applicant didn't know about it initially when he did his dimension from the existing house at the front of the lot, he measured to the property line, rather than to the right-of-way of the private road. Under the Town's law, you have to meet your setbacks to the private road right-of-way the same as if it was a Town road. His measurement wasn't taken in that fashion. When we found that it had been measured wrong, we found out that he really needs a variance because he's effectively creating a front yard non-conformance when he puts the private road, so he needs a referral to the ZBA. I think it would be worthwhile if you agree to pass on to the ZBA that they should consider it an unavoidable situation because the lot is very deep, there's no other way to get access to the rear, the only way is by a driveway, private driveway or private easement. If you do a private driveway, he needs a variance for frontage. If he does private road, he needs a variance for setback because the private road doesn't fit so it's unavoidable.

MR. LANDER: Let me get that straight, he's deficient where now?

MR. EDSALL: The dimension between the existing house and the private road right-of-way has to meet front yard setback. He's got no place to put the road, the house already exists, so he can't reasonably, doesn't make sense to pick it up and move it.

MR. ARGENIO: Right-of-way line is the dashed line on the plan, is that correct?

MR. EDSALL: Yes. So they don't have much of a choice.

MR. LANDER: So he goes to the ZBA, they'll give him relief.

MR. PETRO: We already approved the plan.

MR. EDSALL: I don't know that it's been approved, I thought they had.

MS. MASON: It was approved conditionally.

MR. PETRO: So it's still not signed?

MS. MASON: Right.

MR. PETRO: We picked this up?

MR. EDSALL: They came back in the workshop to go over some items.

MR. PETRO: What we're going to do now, they still have conditional approval.

MR. BABCOCK: Go to the zoning board.

MR. PETRO: Motion to, should we do it by a negative vote? We already have approval, how about just a motion to send it to the ZBA?

MR. EDSALL: For a necessary variance.

MR. LUCAS: Make the motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board send the William Kelly Subdivision on 242 Beattie Road, is that it, to the New Windsor Zoning Board for the necessary variances to make this plan conform with the New Windsor and State laws. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

February 9, 2000

17

MR. LANDER	AYE
MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR  
COUNTY OF ORANGE:STATE OF NEW YORK

**In the Matter of the Application for Variance of**

William Kelly

# 00-31.

**AFFIDAVIT OF  
SERVICE  
BY MAIL**

STATE OF NEW YORK) )  
COUNTY OF ORANGE ) SS.:

**PATRICIA A. CORSETTI, being duly sworn, deposes and says:**

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 2 day of August, 2000, I compared the 26 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Patricia C. Corsetti

**Notary Public**

Sworn to before me this

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Notary Public**





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4631  
Fax: (914) 563-4693

## Assessors Office

June 30, 2000

Daniel Yanosh, LLS  
PO Box 320  
2194 NYS Route 302  
Circleville, NY 10919

26

Re: 51-1-76.1 William Kelly

Dear Mr. Yanosh,

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook  
Sole Assessor

LC/lrd  
Attachments

CC: Pat Corsetti, ZBA

Paul & Diane Sherman ✓  
236 Seminary Avenue  
Yonkers, NY 10704

Stanley & Cynthia Cesark ✓  
531 Beattie Road  
Rock Tavern, NY 12575

Anthony Congelosi Jr. ✓  
648 Twin Arch Road  
Rock Tavern, NY 12575

Michael & Megan Perrow ✓  
550 Beattie Road  
Rock Tavern, NY 12575

Mircea Digeratu ✓  
241 Beattie Road  
Rock Tavern, NY 12575

Janis Errichetti ✓  
528 Beattie Road  
Rock Tavern, NY 12575

Walter & Elizabeth Krupa Jr. ✓  
5 DeCamp Court  
Stony Point, NY 10980

John & Kathleen Coffey ✓  
3 Wagner Drive  
Rock Tavern, NY 12575

John & Ann Flannery ✓  
519 Beattie Road  
Rock Tavern, NY 12575

Walter & Mary Ann Anderson ✓  
572 Beattie Road  
Rock Tavern, NY 12575

Robert & Linda Kean ✓  
1 Wagner Drive  
Rock Tavern, NY 12575

Jacqueline O'Malley ✓  
532 Beattie Road  
Rock Tavern, NY 12575

Louis & Doreen Zicoello ✓  
588 Beattie Road  
Rock Tavern, NY 12575

Richard Worthington ✓  
2 Wagner Drive  
Rock Tavern, NY 12575

R & C Mulligan Corp. ✓  
508 Beattie Road  
Rock Tavern, NY 12575

George & Yvonne Polman Jr. ✓  
584 Beattie Road  
Rock Tavern, NY 12575

Andrew & Carolan Morino ✓  
4 Wagner Drive  
Rock Tavern, NY 12575

Robert Minard ✓  
PO Box 326  
Clintondale, NY 12515

Alfred & Jane Vogt Jr. ✓  
592 Beattie Road  
Rock Tavern, NY 12575

Patrick & Jane Dunnigan ✓  
6 Wagner Drive  
Rock Tavern, NY 12575

Nunzio & Alice Cupano ✓  
596 Beattie Road  
Rock Tavern, NY 12575

Stanley & Sharon Glover ✓  
579 Beattie Road  
Rock Tavern, NY 12575

Gregory & Jennifer Mirecki ✓  
17C Waterwheel Drive  
Montgomery, NY 12549

Alfonse & Nuccia Amato ✓  
573 Beattie Road  
Rock Tavern, NY 12575

Raymond & Carolynn Mulligan ✓  
387 Old Museum Road  
Monroe, NY 10950

Ronald James & Deborah Baisley ✓  
569 Beattie Road  
Rock Tavern, NY 12575

**PUBLIC NOTICE OF HEARING**

**ZONING BOARD OF APPEALS**

**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 31

Request of William Kelly

for a VARIANCE of the Zoning Local Law to Permit:

20.3 FEET FRONT YARD VARIANCE FOR DRIVEWAY TO  
EXISTING RESIDENCE

being a VARIANCE of Section 48-12 - Table of Use/Bulk Regs. - Col. E

for property situated as follows:

242 BEATTIE ROAD, Rock Tavern, N.Y.

known and designated as tax map Section 51, Blk. 1 Lot 76.1

PUBLIC HEARING will take place on the 11<sup>th</sup> day of Sept., 19<sup>2000</sup> at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

James Nugent  
Chairman

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(914) 583-4811

**RECEIPT**  
**#590-2000**

07/31/2000

Kelly, William

Received \$ 50.00 for Zoning Board Fees, on 07/31/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

ZBA # 00-31

CR # 716

Dorothy H. Hansen  
Town Clerk

**THIS INDENTURE**, made the 21st day of April, nineteen hundred and ninety nine (1999)

**BETWEEN CHRISTOPHER J. BARRETT**, residing at 242 Beattie Road, Rock Tavern, NY

party of the first part, and **WILLIAM R. KELLY**, residing at Fox Hollow Avenue, Blooming Grove, NY

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and the State of New York, being more particularly described as follows:

**DESCRIPTION ATTACHED**

Section-51  
Block-1

Lot-76.1

County or Town-Orange/New Windsor

19950487 166

TITLE NO.: ST-433  
SCHEDULE A

All that certain tract, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York and being more accurately bounded and described as follows:

Beginning at a tall iron pipe found in the southeasterly bounds of Beattie Road, said point also being located at the northeasterly corner of lands of Evans as described in L.3904 P.100, and runs from thence along the southeasterly bounds of Beattie Road N 45-55-00 E 200.90 feet to a point; thence turning and running along lands now or formerly of Anderson S 44-27-00 E 782.71 feet to a point; thence turning and running along lands now or formerly of Mulligan S 48-47-00 W 200.32 feet to an iron pipe found; thence turning and running along lands now or formerly of Evans N 44-31-00 W 772.70 feet to the point or place of beginning.

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>WILLIAM KELLY</u>	2. PROJECT NAME <u>2 LOT SUBDIVISION</u>
3. PROJECT LOCATION: Municipality <u>T/O NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>242 BEATTIE ROAD, 1500' SOUTH OF SHAW ROAD</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>2 LOT SUBDIVISION, SINGLE FAMILY DWELLINGS</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>3.58</u> acres    Ultimately <u>3.58</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly <u>FRONT YARD VARIANCE REQUESTED</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency(s) and permit/approvals <u>T/O NEW WINDSOR ZONING BOARD OF APPEALS APPROVAL</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>William R. Yarns LLC</u>	Date: <u>7/27/2009</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If No, a negative declaration may be superseded by another involved agency.
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:   	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	



Date 7/18/60, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.  
168 N. Drury Lane  
New Windsor, NY 12550

DATE			CLAIMED	ALLOWED
6/26/60		Zoning Board Mtg		75 00
		Misc - 2		
		Red/Guardian - 3		
		Lesio - 1		
		Young - 3		
		Choe/Days Inn - 2		
		Czepiel - 3		
		Kelly - 4 \$18.00		
		Lahey - 2		
		Bila - 15		
		<del>Don</del> Marciano - 6		207 00
		Reynolds - 6 = 46		
				282 00

KELLY, WILLIAM

MR. NUGENT: Request for 20.3 ft. front yard variance for driveway to existing residence at Beattie Road in an R-1 zone.

Mr. Dan Yanosh appeared before the board for this proposal.

MR. YANOSH: My name is Dan Yanosh, surveyor for Mr. Kelly. We were in the planning board with this for a few months, almost got through public hearing and before you closed public hearing, Mark Edsall was going over the setbacks and we found out that once we're going to put the private road in, that turns out to be a front yard, not a side yard, what I figured it would be, so the private road on the side here, the existing house on lot number one, which is in the front is 24.7 feet away, so we need a variance of 20.3 feet to meet that criteria.

MR. TORLEY: Where is this on Beattie?

MR. YANOSH: Right across from Wagner Drive, Wagner Drive goes around that way, it's right across the street from there.

MR. TORLEY: It's going to be a private road, how many lots on it?

MR. YANOSH: Just two, our lot in the front and one in the back and this is the dimension right here, there was a subdivision done next door, lot's to the west of that.

MR. TORLEY: I live down here so--

MR. YANOSH: On their map, they didn't have to contend with that, they had no problem, so I figure it was okay since it turns out to be a private road.

MR. NUGENT: You deduct that.

MR. KRIEGER: It's width takes away from the front yard width.

MR. YANOSH: Front yard width was okay, that's 125 and we were okay with the 125.

MR. TORLEY: Do side yard variances, what does the code say as regards to setback off a private road, I don't recall what the code says about setbacks from private roads, whether this counts as a side yard.

MR. NUGENT: Explain to me on the map what you just said, how come you're here for a variance?

MR. YANOSH: Because of the lot width right now is 150 foot wide, since this is a private road, what they are saying to us I need the 45 feet off of this private road for an offset for my house.

MR. TORLEY: 45? \*

MR. YANOSH: Right now, I've have only got 24.7.

MR. NUGENT: So he needs 20.3 from here to here.

MR. YANOSH: I'm fine to the property line, I'm fine but since the private road goes in--

MR. NUGENT: They consider the private road as a side yard?

MR. YANOSH: I don't know Mark says.

MS. CORSETTI: That's what he put down.

MR. YANOSH: That's what the determination was from the planning board.

MR. TORLEY: Side yard variance.

MR. YANOSH: Side yard I would meet, it's only 20 feet, I would meet that with no problem at all.

MR. TORLEY: Andy, I don't recall in the code whether the setbacks are expressed for private roads or not, are they just assumed to be the same as any road?

MR. KRIEGER: Yes, I don't think there's a separate

provision in the code for private roads.

MR. TORLEY: Code assumes that the road is a road.

MR. KRIEGER: Yes.

MR. YANOSH: That's what Mark looked at it being.

MR. TORLEY: In that case, why isn't it considered a front yard variance.

MS. CORSETTI: Doesn't it front on Beattie Road?

MR. YANOSH: Yes, fronts on Beattie Road.

MR. KANE: They are considering that two front yards with a private road.

MR. TORLEY: It's either a front yard or it's nothing at all.

MR. KRIEGER: So he's not on the corner, so he's now on the corner where he wasn't before.

MR. YANOSH: Technically, that's a corner lot, that's what it turns out to be.

MR. KANE: That's why he needs--

MR. KRIEGER: That's where the front yard is, yeah.

MR. YANOSH: If it was a proposed house, I can move the house over, but there's an existing house there now there's no way.

MR. NUGENT: So he needs 45 foot front yard?

MR. KANE: That's to the mark right here and from that mark to the roadway is 50 feet.

MR. TORLEY: There's a 50 foot right-of-way on the roads.

MR. NUGENT: He only needs 70 feet.

MR. YANOSH: Yeah, against the private road, gives me the 50 foot street frontage.

MR. TORLEY: Since you're here anyway, the second house that you intend to build in the back, that's clear of all variances?

MR. YANOSH: Yes.

MR. TORLEY: I thought private roads had to have a cul-de-sac?

MR. YANOSH: Just a T-turn is all he wanted, again, it's only one house back there.

MR. KRIEGER: If it services more, they generally require a cul-de-sac but not for two.

MR. NUGENT: I'll accept a motion if you have no further questions.

MR. TORLEY: I move that we grant public hearing to Mr. Kelly for his requested front yard variance.

MR. KANE: Second the motion.

ROLL CALL

MR. MCDONALD	AYE
MR. REIS	AYE
MR. TORLEY	AYE
MR. KANE	AYE
MR. NUGENT	AYE

MR. KRIEGER: If you'd take that with you, those, the sheet here, those are the criteria on which the zoning board must decide, comes from 267A of the Town Law and I'm sure you can look up that as well as anybody else but that's something that will fit in your file.

MR. YANOSH: Thank you.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 00-31

Date: 7/27/00

I. ✓ Applicant Information:

- (a) WILLIAM KELLY, P.O. Box 346, BLOOMING GROVE, NY 496-4547  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) DANIEL P. YANOSH, L.L.S., P.O. Box 326, CIRCLEVILLE, NY 10919  
(Name, address and phone of contractor/engineer/architect) 361-4700

II. Application type:

- ( ) Use Variance ( ) Sign Variance
- ( X ) Area Variance ( ) Interpretation

III. ✓ Property Information:

- (a) R-1 242 BEATTIE RD. 51-1-76.1 1.81 ac.  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 4-21-99
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? No  
If so, when? \_\_\_\_\_
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

THE SUPPVIDED LOT #1 MEETS ALL OF THE OTHER SETBACK REQUIREMENTS. THE PRIVATE ROAD IS CONSIDERED STREET FRONTAGE ALTHOUGH IT IS NOT A STREET, BUT A PRIVATE ROAD. IF THE PRIVATE ROAD WAS ELIMINATED THE LOT WOULD COMPLY WITH ZONING, BUT WE COULD NOT SUBDIVIDE LOT #2.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes \_\_\_\_\_ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of USE/BULK RESOLUTION Regs., Col. 6-E.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. <u>45 Ft.</u>	<u>24.7 Ft.</u>	<u>20.3 Ft.</u>
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

\* Residential Districts only

\*\* No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: N/A.

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, \_\_\_\_\_ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

\_\_\_\_\_

\_\_\_\_\_

VII. Interpretation. N/A.

(a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

(b) Describe in detail the proposal before the Board:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or



upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$50.00 and the second check in the amount of \$300.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: 7/31/00

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

William J. Allen  
(Applicant)

Sworn to before me this

31st day of July, 2000.

XI. ZBA Action:

(a) Public Hearing date: \_\_\_\_\_

PATRICIA A. CORSETTI  
Notary Public, State of New York  
No. 01844304434  
Qualified in Orange County  
Commission Expires August 31, 2001.

(b) Variance: Granted (\_\_\_\_) Denied (\_\_\_\_)

(c) Restrictions or conditions: \_\_\_\_\_

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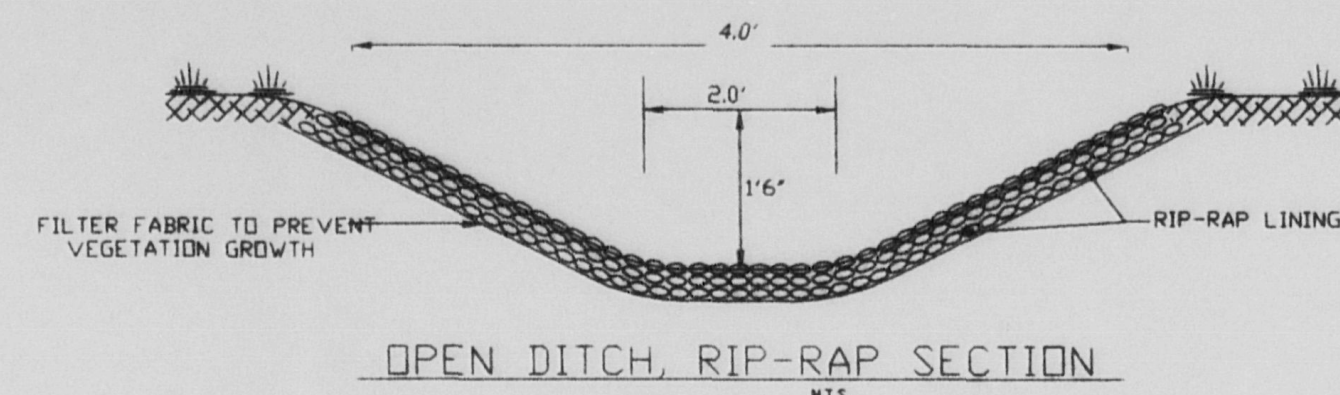
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NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

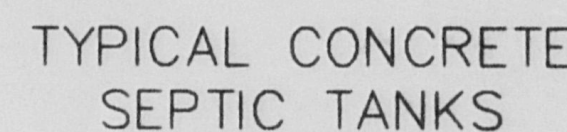
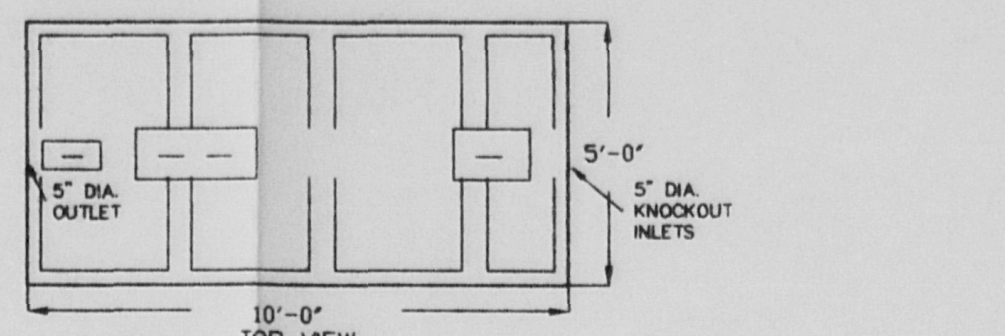
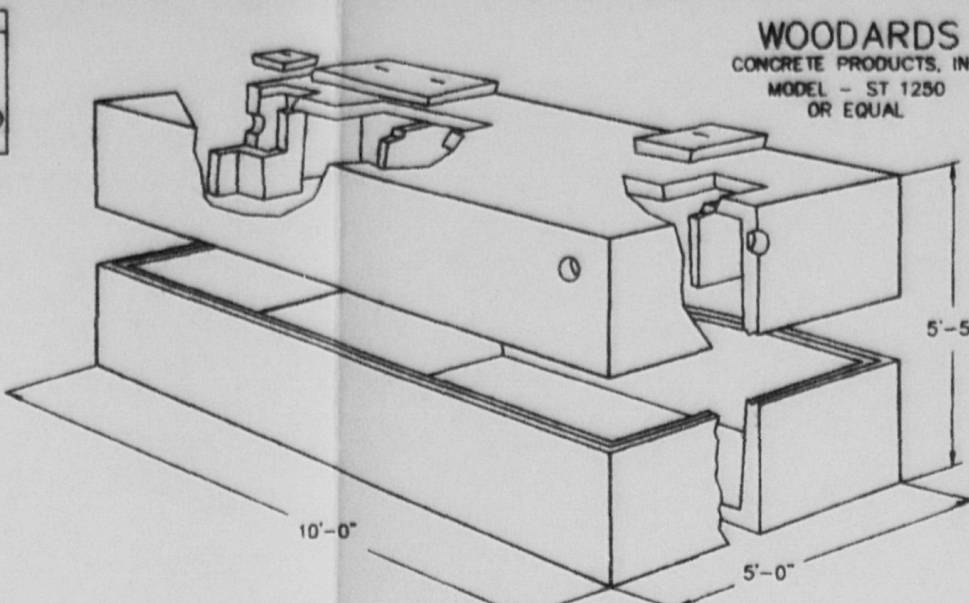
(ZBA DISK#7-080991.AP)





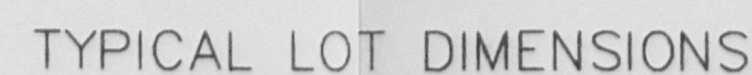
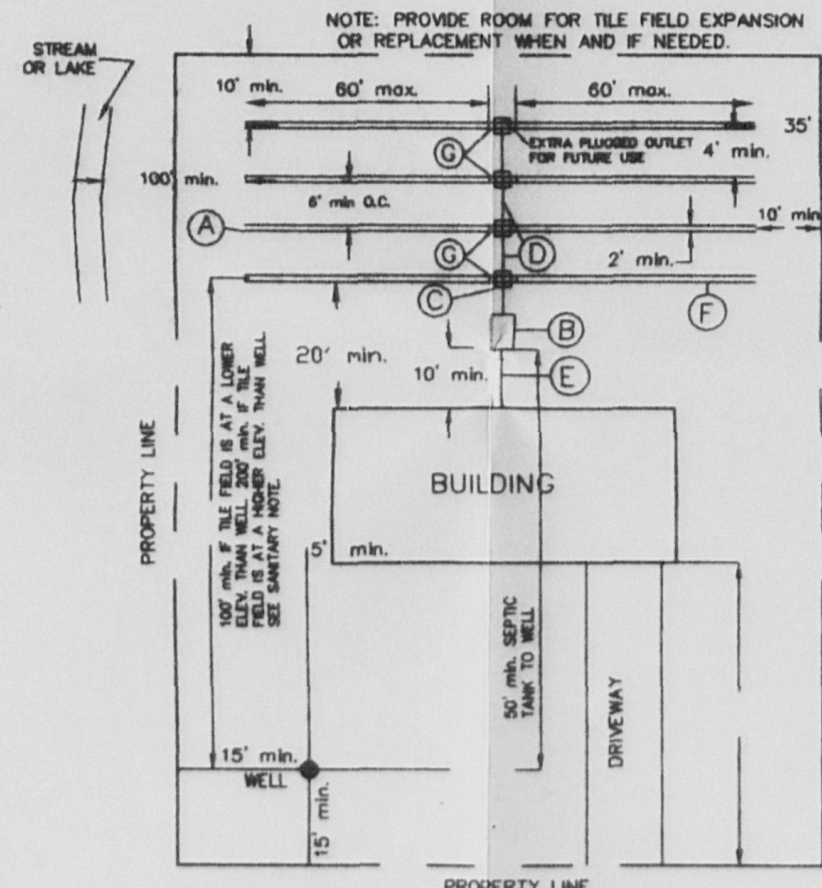
VICTOR H. ERIKSON  
N.Y.S. P.E. LIC. # 28696





NOT TO SCALE

2 BEDROOM DWELLING	REQUIRES 1000 GAL.	SEPTIC TANK
3 BEDROOM DWELLING	REQUIRES 1000 GAL.	SEPTIC TANK
4 BEDROOM DWELLING	REQUIRES 1250 GAL.	SEPTIC TANK



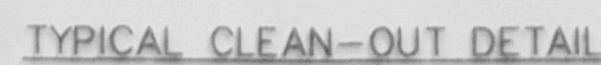
AS PER WOODWARD'S CONCRETE PRODUCTS, INC.,  
CEMENT GROUT IS TO BE USED TO FASTEN BAFFLE  
TO BASE OF DROP BOX.

SPECIFICATIONS
CONCRETE MIN. STRENGTH- 4,000psi AT 28 DAYS
REINFORCEMENT- FIBER
PIPE CONNECTION- POLY-LOC SEAL (potent pending) OR EQUAL

NOT TO SCALE  
AS PER WOODARDS OR EQUAL  
DB-60B



NOTES:  
1. DO NOT INSTALL TRENCHES IN WET SOILS.  
2. RAISE TRENCH BOTTOM AND SIDES IMMEDIATELY BEFORE PLACING GRAVEL.  
3. DO NOT EXCEED TRENCH DEPTH OF 30" w/12" EARTH COVER AS A MAX.



PERFORMED: JULY 16, 1999

TEST # 1			TEST # 2		
START	FINISH	RATE	START	FINISH	RATE
9:58	10:00	2 MIN.	9:28	9:30	2 MIN.
10:01	10:03	3 MIN.	9:31	9:33	2 MIN.
10:04	10:07	3 MIN.	9:34	9:37	3 MIN.
10:09	10:12	3 MIN.	9:39	9:43	4 MIN.
10:13	10:17	4 MIN.	9:44	9:48	4 MIN.
10:18	10:22	4 MIN.			

DESIGN RATE: 8 - 10 MINUTES  
2 BEDROOMS: 145 L.F. REQUIRED  
3 BEDROOMS: 217 L.F. REQUIRED  
4 BEDROOMS: 290 L.F. REQUIRED

## PERFORMED JULY 16, 1999

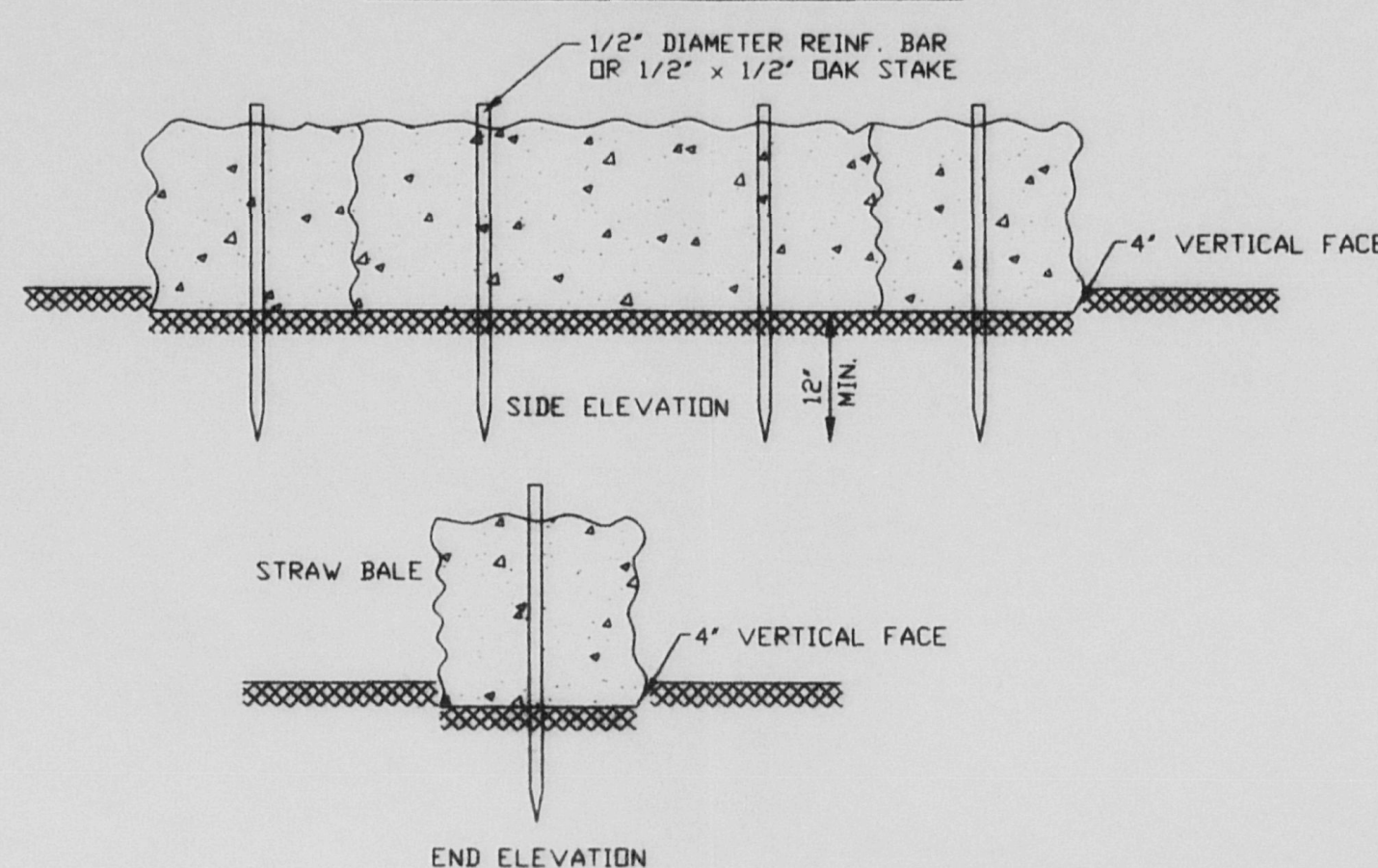
TEST #1  
0 - 6" TOPSOIL  
2' - 2' - 6" LIGHT BROWN SILT LOAM, 4" - 8" COBBLES  
2' - 6" - 4' HARD SILT LOAM, COBBLES, FRACTURED SHALE  
4' - 6' SAND AND GRAVEL  
6' NO ROCK LEDGE, NO GROUND WATER

TEST #2  
0 - 6" TOPSOIL  
6' - 3' LIGHT BROWN SILT LOAM, 4" - 8" COBBLES  
3' - 6" DARK BROWN SILT LOAM, COBBLES, FRACTURED SHALE  
6' NO ROCK LEDGE, NO GROUND WATER

## SEPTIC SYSTEM NOTES:

1. Footing, roof and cellar drains shall not be connected to the disposal system and shall be discharged away from the same.
2. Grade to drain surface water around and away from disposal field and seed to grass.
3. All trees & shrubs must be cut from the tile field areas.
4. There shall be no substantial change in ground surface elevations or grades at the location of the Field installation, virgin soil to remain undisturbed before the tile field installation.
5. Septic system design shall be a minimum 1,250 gallon septic tank and tile length as indicated.
6. All work shall be done in accordance with recommended standards and criteria as specified by the New York State Department of Environmental Conservation and the New York State Department of Health.
7. No garbage grinders are permitted.
8. A minimum of 4' of usable soil must be provided over any bedrock or ground water encountered.
9. No driveways, roadways or parking area shall be constructed over any portion of the sanitary disposal system.
10. No component part of any sewage disposal system shall be located or maintained within 100' of any spring, reservoir, brook, marsh, or any other body of water.
11. Well must be at least 100' away from lower tile field and 200' away from higher tile field in the direct line of drainage.
12. Pipe from house to septic tank to be straight and at constant grade and shall be constructed of 4" H.C.I.
13. Water saving fixtures and devices recommended for home use.
14. Sewage disposal systems must be laid out in the field, supervised and inspected during construction and certified as complete in accordance with the approved plans and New York State Standards by a professional engineer licensed in the State of New York.
15. Town of New Windsor requirements in regard to permits and inspections to be observed.
16. Reserve sewage system absorption area shall be equal to 50% of the size as her designed.
17. All laundry waste and other gray water to be discharged to septic system.
18. Piping to be laid on a firm foundation at a minimum slope as shown, without any bends or depressions.
19. Sewage system separation distances to comply with separation distances chord provided (see details).
20. Contractor shall inspect septic tank after the first year's operation to insure against abnormal sludge build up as set forth in Table 5 of the New York State Department of Health Wastewater Treatment Manual.
21. The septic system is to be inspected by a N.Y.S. licensed professional engineer at the time of construction. Written certification is to be submitted to the Orange County Health Department and the Town of New Windsor prior to occupancy, verifying that the system is installed in accordance to the approved plans, that the septic tank and the tank is sealed and tested for water tightness, and that the tank is installed in accordance to the manufacturers' instructions.
22. Heavy equipment shall be kept off of the area of the tile field except for the actual construction of the field.
23. If a total of more than 49 lots are created by this and any subsequent subdivision this entire property, public water supply and sewerage will be provided to all lots including those on this subdivision.
24. All wells, sewage disposal systems and other sanitary facilities must be constructed in full accordance with the provisions. Any change in location will increase the sodium content prior approval of the Town of New Windsor Engineer.
25. If upon development of the well on each lot, the hardness content is found to be excessive, the owner at his or her option may elect to install a culligan tank 89 water conditioner model #3556783 or equal to reduce hardness. The use of this water softener will increase the sodium content of the water of 46 ng/l for each 100 ng/l of hardness removed.
26. Backwash water anticipated to be a maximum of 35 gallons per backwash, at a frequency of less than one backwash per day, will be discharged to the septic system, through an oil gap.

STRAW BALE CHECK DAM



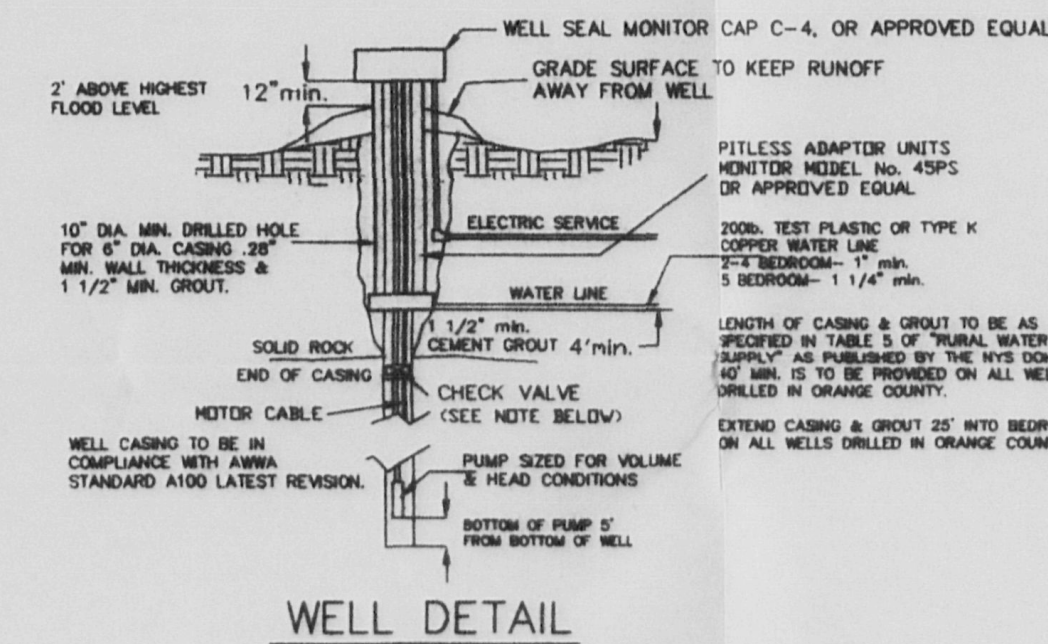
STRAW BALE DIKE NOTES:

- 1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE  
CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE  
ADJACENT BALES.
- 2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF  
4" AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO  
STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE  
IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE  
AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE  
DRIVEN FLUSH WITH THE BALE.
- 4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL  
BE MADE PROMPTLY AS NEEDED.
- 5. BALES SHALL BE REPLACED IMMEDIATELY IF THEY HAVE SERVED THEIR USEFULNESS  
AND DO NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
- 6. STRAW BALE DIKES HAVE AN ESTIMATED DESIGN LIFE OF 3 MONTHS.

LOW POINT ELEV = 491.07  
LOW POINT STA = 0+19.64  
PVI STA = 0+25  
PVI ELEV = 490.89  
A.D. = 7.00  
K = 3.57  
25.00' VC

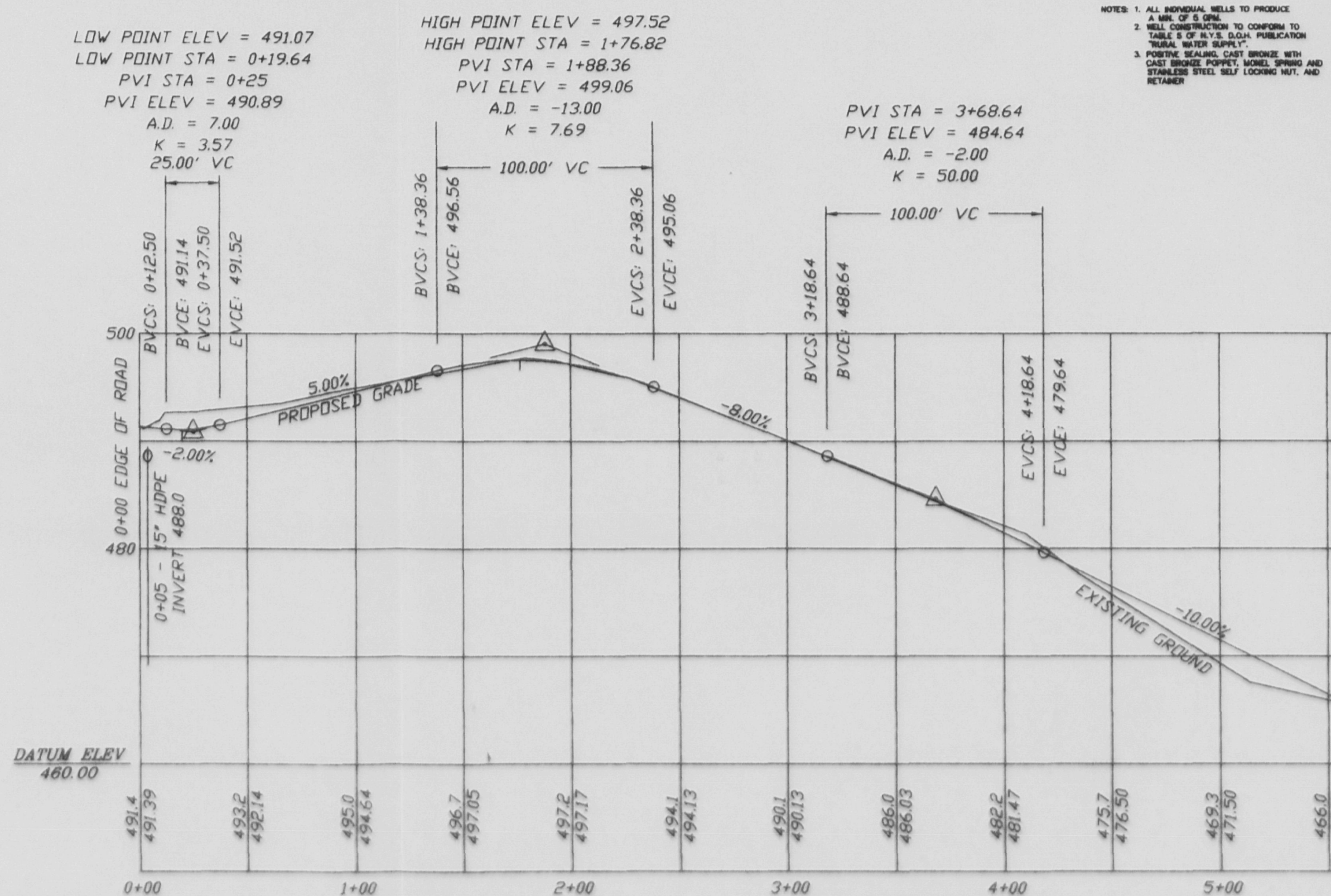
HIGH POINT ELEV = 497.52  
HIGH POINT STA = 1+76.82  
PVI STA = 1+88.36  
PVI ELEV = 499.06

PVI STA = 3+68.64  
PVI ELEV = 484.64  
A.D. = -2.00  
K = 50.00



NOTES: 1. ALL INDIVIDUAL WELLS TO PRODUCE

NOTES: 1. ALL INDIVIDUAL WELLS TO PRODUCE A MIN. OF 5 GPM.  
2. WELL CONSTRUCTION TO CONFORM TABLE 5 OF N.Y.S. D.O.M. PUBLICA "RURAL WATER SUPPLY".  
3. POSITIVE SEALING, CAST BRONZE W CAST BRONZE POPPET, MONEL SPIN STAINLESS STEEL SELF LOCKING MU



### PROFILE OF CENTERLINE PRIVATE ROAD

HORIZONTAL SCALE 1" = 50 ft  
VERTICAL SCALE 1" = 10 ft.

PLANNING BOARD APPROVAL BLOCK

VICTOR H. ERIKSON N.Y.S. P.E., L.S.  
2656 N.Y.S. ROUTE 302  
MIDDLETOWN, NY 10940

**DANIEL P. YANOSH N.Y.S. L.S.**  
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## DETAILS &amp; SEPTIC NOTES

LANDS OF:

WILLIAM KELLY

242 BEATTIE ROAD, TOWN OF NEW WINDSOR,  
COUNTY OF ORANGE, STATE OF NEW YORK

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	DRAWN BY:	CHECKED BY:	SCALE:	DATE:	JOB#:
N.Y.S. LIC. # 26696	D.P.Y.	V.H.E.	AS NOTED	SEPT 20, 1999	99-070D